

planning

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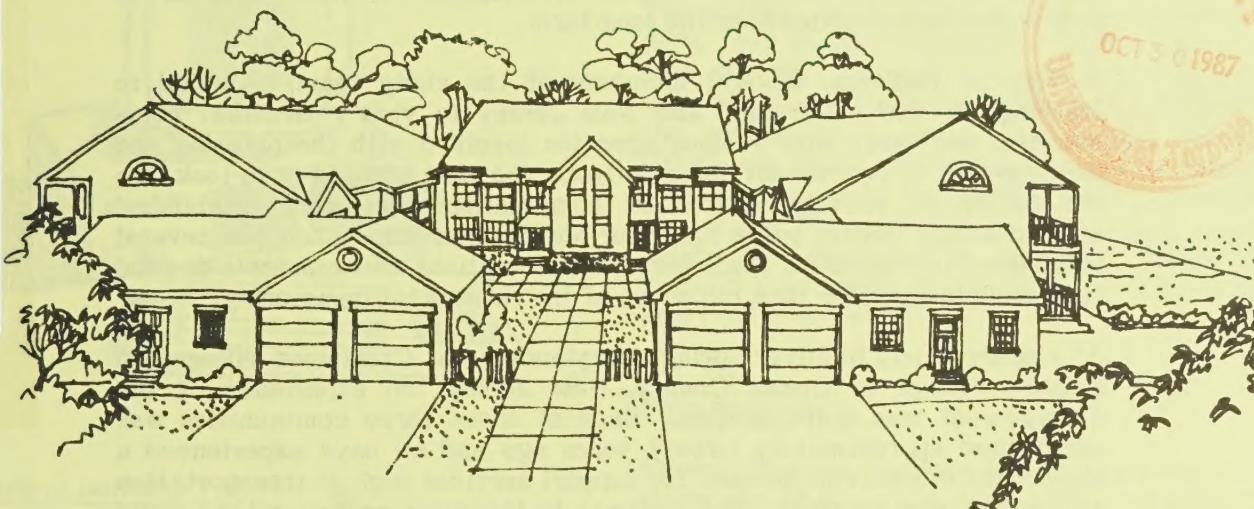
Ministry of
Municipal
Affairs

The Honourable John Eakins
Minister

Donald Obonsawin
Deputy Minister

G. Milt Farrow
Asst. Deputy Minister

October 19, 1987



RETIREMENT COMMUNITIES IN THE U.S.

To many people the term "retirement community" is more likely to evoke an image of a mobile home park in Florida than a condominium townhouse development in Bobcaygeon; however the latter example is perhaps a more accurate indication of current trends. Retirement communities are becoming more prevalent in areas other than the sunbelt, with Ontario as a prime example.

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The Research and Special Projects Branch of the Ministry of Municipal Affairs has been studying this recent phenomenon. In their 1986 publication entitled "Planned Retirement Communities" they provided an introduction to the concept of retirement communities, reviewed several case studies and flagged a number of issues. As a continuation of this original research the Ministry is in the process of preparing a handbook on the impacts and planning criteria for retirement communities. One of the underlying themes of this research has been the question of aging in place. On the surface retirement communities appear to be managing adequately, however there are many uncertainties about the future. Since the Ontario experience is quite recent the research team turned to the United States experience in search of evidence of what happens to retirement communities over the long term.

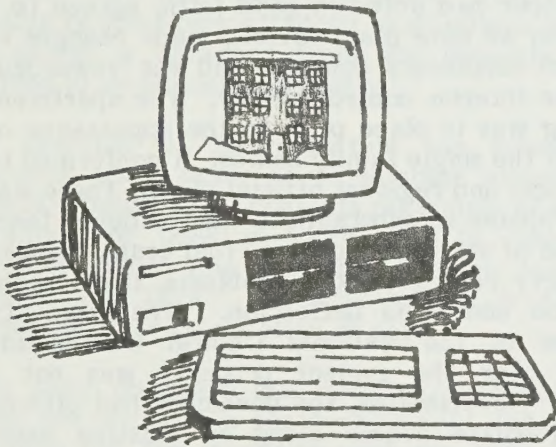
In May of this year several members of the study team travelled to Washington, D.C., Maryland and New Jersey to visit retirement communities and meet with various agencies involved with the planning and development of retirement communities. The visit allowed us to look into the future by visiting retirement communities that were established approximately twenty years ago. Our observations during tours of several retirement communities confirmed our assumptions that residents do tend to age in place rather than move out of the retirement community.

At Leisure World in Silver Spring, Maryland and at Crestwood Village and Leisure Village in Ocean County, New Jersey the experience of the management was quite similar. Each of these three communities was established approximately twenty years ago and all have experienced a significant increase in demand for support services such as transportation and health care services. The response to this growing demand has come from both the volunteer sector and the management of the communities. In Leisure World for example the on-site medical clinic has expanded its staff several times and has now hired a full-time psychiatric social worker to counsel residents. The volunteer sector has been active in all the communities with assistance in transportation, calling and visiting solitary and ill residents. The management of all three of the communities have acknowledged this change over time and one (Crestwood) is now involved in a joint venture with a health care firm in the construction of an intermediate type of facility (apartments with on-site care service).

Although the American health care system is dramatically different from the health care system in Canada the observations from the American tour have implications for the Canadian experience. The evidence suggests that retirement community residents do in fact age in place and consequently their abilities and demands change with increasing age. American communities have reacted to this change after the fact. In Ontario we have the opportunity to be pro-active and consider the implications of aging in place in the planning stage of any retirement community.

INFORMATION SYSTEMS IN HOUSING

For a number of years housing analysts have stressed the need to develop information systems for monitoring local patterns of occupancy of the housing stock. The Ministry of Housing provides grants to municipalities to design and implement these systems under the Municipal Building Profile Program.



Municipal Building Profile Program

This program provides grants to municipalities to help start up automated property-based information systems capable of monitoring and tracking the local rental housing stock. The objective of the initiative is to provide data for policy development and evaluation, thereby enabling the municipality to conserve and manage its rental stock.

To be eligible for this program, the municipality's rental stock should account for at least 35 percent of its total housing stock. In the case of regional administration, at least one of the affected local municipalities should meet this 35% rental housing requirement. Funding may be made available for both local and regional projects within one regional municipality if the proposed projects are integrated and co-ordinated.

Designed to accommodate the development of at least 40 municipal automated information systems by 1990, the Ministry has approved proposals from 7 municipalities thus far, including North Bay, Kingston, Ottawa, Ottawa-Carleton, North York, London and Peel.

Early Housing Information Systems

One of the first property-level data bases in the province was the Housing Occupancy Analysis System (HOAS), developed in 1983 by the Planning and Development Department of the City of Toronto with the assistance of the Ministry of Housing. The data in HOAS are from the Standard Assessment System (SAS) files compiled by the Ministry of Revenue. These files, aside from containing assessment data, also contain information about the structure on the property and some demographic data on its residents. Because each property in the system has a unique tax ledger number, HOAS can track properties over time, thereby making it possible to quantify such phenomena as tenure changes and de/conversion, demolition, and construction activity. Since the Toronto pilot project, the City of Ottawa has also implemented HOAS.

Data Sources

Several housing analysts have stated that "the stress should lie on the development of administratively based information systems at the local level utilizing the wide variety of housing and household data already collected for other purposes" (Clark and Moore, 1982). The Ministry of Revenue's SAS data files would definitely qualify as such a data source. Municipalities can develop systems using data from CMHC's Apartment Vacancy Survey and Activity Survey or Statistics Canada's Census and Administrative Data. Field surveys undertaken by the individual municipality can also be used.

The continuing development and accessibility of mainframe and microcomputer technology has begun to make housing stock data systems a possibility for many Ontario municipalities.

"Such a data base will make it easier to direct policy changes and preservation strategies at specific segments of the housing market", says Jim de Hoop, Kingston's housing coordinator/analyst, acknowledging the need for an automated data base that can identify age, location, and tenure characteristics of the housing stock.

In North Bay, planner Stuart Kidd states that the Municipal Building Profile Program will

"provide a better basis for our Municipal Housing Statement updates. It will also allow us to develop housing programs and assess and

direct other programs like LRRP (Low-rise Rehabilitation Program) and RRAP (Residential Rehabilitation Assistance Program)".

PLANNING AND THE LAW

OMB LAMBASTS OTTAWA FOR UNFAIR INTERIM CONTROL

A site in the city of Ottawa has been zoned for apartments for about 20 years. Two apartment buildings were built on it, in 1969 and 1971 respectively. A development agreement for a third building, 15 storeys high, with 223 units, was signed in 1973. This third building was not erected and its site was separated and sold.

In 1986, Ayalon Holdings submitted a revised plan, with 180 units, more parking spaces, a higher percentage of underground parking and a change from rental occupancy to condominium. The revised site plan was approved by the planning staff. However, a month later, the council responded to neighbourhood pressure by passing an interim control by-law, prohibiting apartment construction on the site and setting a maximum height of 10.7 metres. The motion to adopt the interim control by-law also directed that a study be undertaken to determine the most appropriate use of the site. Options ranging from single family detached dwellings to the proposed 15 storey apartment building were to be considered.

The developer was not pleased. He went to court to seek an order of mandamus for a building permit and an order quashing the interim control by-law. He also appealed the by-law to the O.M.B. The court refused to order the issuance of a permit in contravention of the interim control by-law and chose not to interfere with the by-law, pending the Board's decision on the appeal.

The Board noted immediately that a height restriction was inappropriate in an interim control by-law. Section 37 refers only to prohibiting the use of land. The fact that the motion to undertake a study was not passed prior to the interim control motion was not deemed by the Board to materially affect the outcome.

However, the Board proceeded to criticize council's actions in no uncertain terms. The developer had acted in good faith, agreed to a Section 40 (site plan) review, made changes to reflect neighbours' concerns and was "rewarded" by the interim control by-law. The apartment zoning was in place prior to the appearance of any of the single family homes. It conformed to the local and regional official plans. There was no evidence to substantiate the residents' fears of loss of sunlight, increased fuel costs, reduced property values, parking problems, traffic congestion and wind deflection. The residents' access to the National Capital Commission lands over the subject property was not a right. Nevertheless, the developer had offered an alternate access along an existing easement. The residents had been involved in the site plan review and had won several concessions. They had proceeded to convince council to review the land use, which was not a matter that should be addressed under Section 40 of the Planning Act.

The Board concluded that the subject by-law represented an abuse of process. The change to condominium and the other changes had opened the door for review of the development agreement, but only under Section 40 of the Planning Act. The City had not met the onus to base its interim control by-law on sound planning principles and to demonstrate how these principles were to be applied. In awarding costs to the appellants, the Board described the City's actions as a classic case of protecting rate-payers' votes instead of a ratepayer's rights. The decision is dated June 9, 1987.

Source: Decision of the
Ontario Municipal Board
Famcorp Development and Ayalon
Holdings
By-law 283-86, City of Ottawa
File R860595

ONCE A LOT, ALWAYS A LOT?

The current subsection 49(12) of the Planning Act, 1983 was originally enacted in March, 1979 and has the effect of ensuring that a land severance by a consent granting authority is permanent, or put in another way: "once a lot always a lot". A further consent is not required to convey the same parcel again unless a stipulation to the contrary is placed on the property at the time the consent is given. This stipulation is commonly attached in situations where a parcel is detached from one property and added to an adjoining property.

A question of interpretation has arisen in several court cases as to whether subsection 49(12) applies to all consents regardless of when granted, or does it apply only to consents granted after this provision became law on March 31, 1979? In other words, is 49(12) intended to be retroactive or not?

We have discussed this question with persons who are involved in the development and preparation of the provision and we have been assured that there was never any intention of having the provision operate retroactively.

The very fact that the provision enables the imposing of a stipulation, we suggest, supports this intention as it was recognized that situations frequently arise where it is not appropriate to allow a parcel of land that has been the subject of a consent to become a free-standing parcel. There are other very good reasons that do not appear to have been raised in the the court cases for believing that the provision is not to be applied retroactively.

The December, 1986 issue of Municipal World reported a county court decision where an interpretation of 49(12) was required. The judge ruled that 49(12) was meant to be retroactive and a further consent was not required for the specific matter before the court. This decision was give under the Vendors and Purchasers Act and a result of a vendor and purchaser agreeing to a transfer of land and attempting to ensure proper title. To expedite the transaction, the county court was asked to determine if a consent given in 1974 by the local committee of adjustment was valid or if a

further consent was required because the vendor owned abutting lands. In pursuing a resolution to situations such as this, through the Vendors and Purchasers Act, one must keep in mind that the two parties usually have a common interest in seeing the transaction finalized. There have been a number of County and District Court decisions given under the Vendors and Purchasers Act on this retroactivity question and they are far from being consistent. However, an unreported decision given in the Supreme Court of Ontario in 1984 has recently come to our attention, wherein the judge rules that the provision is not retroactive.

This is the only decision of the Supreme Court on the subject of which we are aware. As previously mentioned, all the other decisions of which we are aware are lower court decisions. The case to which we refer is Paradiso v Gemon and the decision as endorsed on the Court record is as follows:

"May 17, 1984

With much deference to the views of the learned judges who have decided the point otherwise, I do not see how s.29 (4b)* of the Planning Act can have been retrospective in effect. I say this because of subsection (7),** in force at all material times, which provided that any agreement or conveyance made in contravention of the section does not create or convey any interest in land. I also think that the point raised by Lane Co. Ct. J. in Bk. of Montreal v. Thordahl (1982) 27 R.P.R., 24, 29 is a valid one. An order will go for the relief asked. No order as to costs.

J.B.S. Southey"

* Now Section 49 (12)

** Now Section 49 (21)

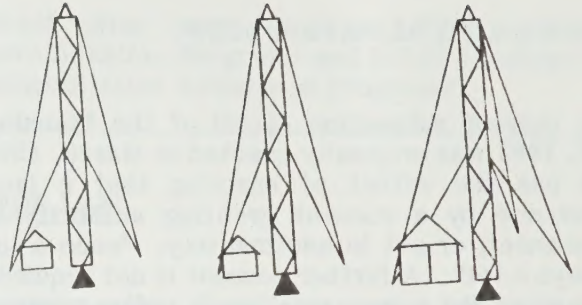
RADIO TRANSMITTER TRANSFERRED TO LINCOLN (BEAMSVILLE)

In October of 1986, the CRTC approved an application by Westcom Radio Group to transfer its transmitter for radio station CFGM Richmond Hill from Mississauga to Beamsville. The federal Cabinet referred the decision back to the Commission for reconsideration. The applicant had followed the Rules of Procedure and published a notice of its application in a newspaper of general circulation within the area normally served by the station. The notice appeared in the Richmond Hill newspaper and went unnoticed by the people in the Beamsville area where the transmission towers were proposed to be located. The applicant had not seen fit to mention its plans to the council of the Town of Lincoln, the municipality which includes Beamsville.

A public hearing was subsequently held in the Town of Lincoln; seventy-eight submissions were received. The issues raised included potential technical interference problems, the loss of prime agricultural land, health and safety hazards, aesthetics and property devaluation.

The mayor of Lincoln was concerned that the location of a Toronto-area transmitter in his municipality could set a precedent and "that Lincoln could become the repository for matters unpleasant for other communities". There was concern that 32 ha (80 acres) of prime agricultural land would be lost and that the electro-magnetic towers might cause premature budding of crops. Interference with pacemakers and hearing aids, radio and TV reception, telephones, computers and other household equipment was also mentioned. The Town pointed out that its by-laws could not control the specific location of the towers, given the paramountcy of federal jurisdiction in matters of broadcasting.

Westcom responded to each of the objections and stated that no alternative site was available which would achieve the coverage sought. It emphasized CFGM's long and significant involvement in the promotion of Canadian country music talent and stated that unless the station remained viable, it would not be able to continue to support Canadian talent. Its eight towers would be tall, slender and non-solid in



appearance and would not create visual pollution. It assured the Commission that there was absolutely no risk of premature budding and that most of the land area would continue in agricultural use.

Westcom also submitted that the Commission's jurisdiction relates to broadcasting objectives and not to land use objectives and argued that the rights of its listeners were being seriously interfered with because of the lack of an adequate signal. It saw no conflict with the local or regional official plans but submitted that any prohibition of transmission towers would be *ultra vires*.

The Commission noted that the licensee's responsibilities under the Radio Act included ensuring that any interference problems are remedied at the licensee's expense. The earlier approval was confirmed, with certain changes:

"In the Commission's view, it is appropriate and desirable for a licensee under the Broadcasting Act to respect the regulatory requirements of municipal and regional governmental authorities, if feasible".

Accordingly, the Commission's approval was made conditional on receipt of evidence from the licensee indicating that the zoning and land use requirements of the municipality have been satisfied. The approval would lapse in one year if such evidence had not then been submitted, unless an extension was requested and granted. Finally, the Commission made it clear that, in future, applicants would be expected to notify the local municipality of their application and they should make every reasonable effort to meet local requirements. The decision is dated June 2, 1987.

Source: Decision CRTC 87-376
Westcom Radio Group Ltd.
Richmond Hill, Ontario

SIDNEY BOARDING HOUSE BECOMES A GROUP HOME

A house along Highway 2 in Sidney township had been used as a boarding house for some years. The property was in an area of mixed uses, including schools, commercial, industrial and residential uses. Following publication of a new Noise Exposure Forecast contour map for the Trenton air base, the Township council decided to undertake a planning study of the South Sidney area. An interim control by-law was passed on March 17, 1986, temporarily freezing all development to the use existing on that date.

A group home for young offenders was established in the subject boarding house shortly thereafter and the municipality obtained a conviction before a Justice of the Peace for an infraction of the interim control by-law. This conviction was appealed to the provincial court (criminal division) and it was set aside on March 27, 1987. In its decision, the court referred to Bell and the Queen, relating to the definition of a family in the North York zoning by-law. The court concluded from it that zoning cannot apply to users, but only to uses. It found that the use had remained unchanged.

Leave to appeal to the Supreme Court of Ontario was refused. The refusal, dated April 22, 1987, agreed with the reasoning of the provincial court. "He held that zoning by-laws can regulate use of property but not the person making use of it."

Meanwhile, the township had adopted an official plan amendment containing group home policies and a procedure for dealing with group home applications. Subject to compliance with the procedures, group homes are to be permitted in residential areas. Since it had preceded the approval of the official plan amendment by a short time, the subject group home was not bound by it.

Source: Decision of the Provincial Court, Belleville
Decision of the Supreme Court of Ontario
Sidney Township v. Robert J. Connor

INFORMATION EXCHANGE

Accessible Site Design for Persons with Physical Disabilities

In April of this year the City of Etobicoke adopted a policy on barrier-free site design for persons with physical disabilities. A guideline describing this policy is available from the Etobicoke Health Department.

Contact: Lyle Pringle, Co-ordinator for the Handicapped (416) 394-8269

Adult Entertainment Parlours Study

The Town of Vaughan Planning Department has produced a study on adult entertainment parlours. The study had three objectives:

1. To identify a workable strategy for controlling the location and regulating the operation of adult entertainment parlours. (AEP's)
2. To develop municipal policies governing existing and future AEP's in the municipality.
3. To identify appropriate locations for AEP's.



The study, which is not illustrated, is available from the municipality for 10 dollars.

Contact: Paul Robinson, Planner, Policy
(416) 832-8565

NEWSFLASHES

● Assessment Information Is Within Your Grasp

The vast wealth of planning, building and housing information locked in the Ministry of Revenue's Standard Assessment System is now more accessible to municipal planning and building departments. The Community Planning Advisory Branch, in conjunction with the Ontario Buildings Branch, Housing Conservation Unit and Ministry of Revenue have just finished a joint project which clarifies a number of questions regarding the use and availability of assessment information.

The project has produced two reports. The first report, An Introduction to the Use of Assessment Data for Municipal Planners and Building Officials, clearly describes the Standard Assessment System and demonstrates how planners and building officials have successfully used the data. The Standard Assessment System contains information on every property in a municipality. A number of departments have created property related databases around this information. Key assessment data such as property description, ownership, and assessment role numbers are at the centre of the database and are enriched by other assessment information such as site area, land use codes, structure types and characteristics. Zoning designations and other information generated by a planning department can easily be incorporated to form a complete property related database.

The second report, A Guide to Assessment Data Conversion for Municipal Planners and Building Officials, outlines methods for managing the selection and conversion of assessment information. The Ministry of Revenue provides an assessment tape upon request. The information on the assessment tape is in a format that is unsuitable for micro computers. To make the data usable it is necessary to perform a simple conversion process. The second report shows how to locate and select the data you need and estimate the space required to store the data. The methods and costs of data conversion are also documented. An appendix

to the report includes four sample computer programs for restructuring assessment information.

Additional information on the projects and the reports can be obtained from your local Community Planning Advisory Branch office.

● Better Roads: Do They Slow Everybody Down?

Martin Mogridge, a noted British transportation expert cogently argues the contrarian view that the best way to help London's road users would be to improve the urban rail system. The conventional wisdom that better city roads will ease congestion and improve traffic speeds has simply not held true; speeds in central London have not varied appreciably from an average 12 miles per hour over the past 40 years, if anything they have edged down somewhat. Traffic distributes itself over a city network; a new stretch of road merely leads to congestion at the next junction, a slow road pushes traffic elsewhere.

Says Mogridge: The traffic situation can get worse if you seek to make improvements by drawing passengers off the more efficient system — high speed rail, onto the less efficient — widened urban roads. "The converse course of action therefore has to be taken, however paradoxical it may seem — to improve high capacity public transport systems (urban rail) in order to speed up the roads." If roads are improved they will merely win more travelers away from rail, causing more congestion as traffic volume rises, at the same time reducing the viability of the rail system, which will respond by cutting services, lowering frequencies, increasing trip time and thus pushing more users onto the roads. A new equilibrium is established with both road and rail speeds lower than they were before the process started.

The bottom line, according to Mogridge: Extra road capacity will have succeeded in slowing down everybody. Conversely,

improvements in high capacity rail systems would make these more viable, attract more customers and leave existing roads freer and faster.

He seems to have made a case in point. The London Beltway has been completed but downtown traffic congestion is as bad as ever. However if Mogridge is right, a

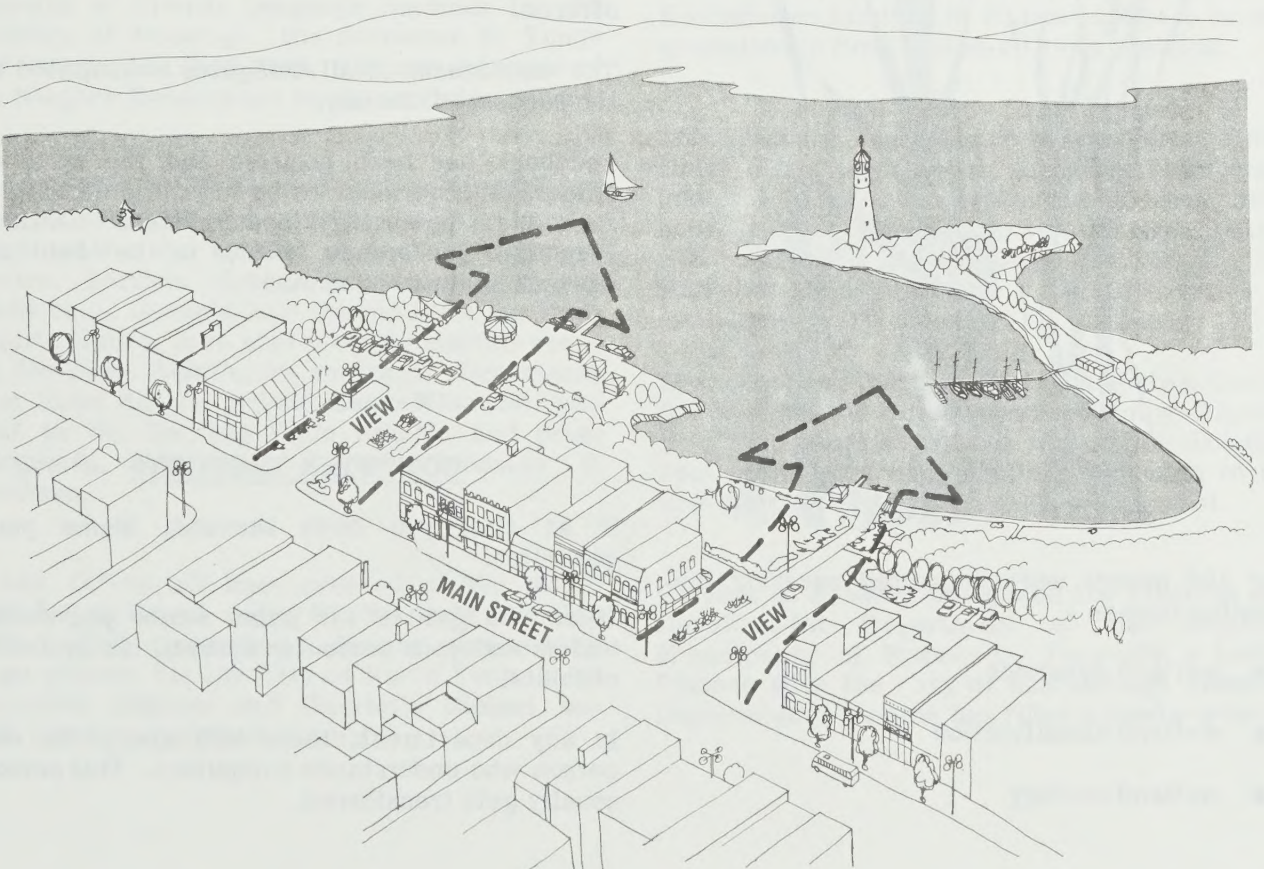
change is in the cards, because the refurbished London underground metrorail system is enjoying its highest ridership ever. New trains have been ordered and even 1938 rolling stock has been brought out of mothballs to increase service levels.

Source: Public Innovation Abroad
September 1987

● Urban Waterfronts

The Ministry of Municipal Affairs has just completed a handbook called **Urban Waterfronts: Planning and Development**. The purpose of this handbook is to provide a resource book for planners and others in the community who are interested in waterfront development. It promotes better utilization and integration of waterfronts into the urban setting by examining the many facets of waterfront planning. In particular, it deals with the need to assess both the physical and the economic potential.

This comprehensive handbook is the fourth in a series of community improvement publications. This series has been developed to assist in the understanding and implementation of **PRIDE** (Programs for Renewal, Improvement, Development and Economic revitalization) in Ontario communities. The publication can be obtained, at a cost of \$7.50, from the Ontario Government Bookstore, or from the Community Planning Advisory Branch offices.



CONFERENCES

Wetlands Symposium

A three-day international conference on **wetlands** took place in Edmonton, Alberta at the end of August. Delegates from around the world (eg. China, USA, Finland, Sweden, USSR) attended this technical and scientific gathering which focused on recent advances in Canada and abroad in wetland ecology, utilization, and conservation.

The symposium was organized by the National Wetlands Working Group of the Canadian Committee on Ecological Land Classification. Various other interested groups sponsored the event, including Environment Canada and the International Peat Society.



Over 100 papers were presented covering the following topics:

- wetland dynamics
- wetland classification
- wetland ecology

- non-consumptive uses of wetlands
- wetland conservation policies and programs.

Ontario's recent initiatives to identify and protect significant wetlands were highlighted by delegates representing the Federation of Ontario Naturalists and the Ministries of Natural Resources and of Municipal Affairs.

Middlesex-Elgin

A Planning Information Day was hosted by the London Office of the Community Planning Advisory Branch on September 22 at the Greenhills Country Club in the Township of Westminster. Over 90 municipal officials from Middlesex and Elgin counties were on hand to share their ideas on various planning issues.

Sessions included strategic planning, zoning bylaw enforcement, community economic development and planning basics. In addition, a role play outlining a Committee of Adjustment's review of a minor variance application and an update on the Ministry's PRIDE program were offered.

The enthusiasm of all delegates contributed to the success of the day.

Feedback has been positive and the wave of enthusiasm continues to be high in anticipation for the upcoming Southwestern Ontario Planning Conference 1987, to be held on November 5th in London.

COMPUTER THOUGHTS

If at first you don't succeed, blame your computer.

When you get to the point where you really understand your computer system, it's probably obsolete.

In any department, there will always be one person who understands computers. This person usually gets transferred.



PEOPLE

Ron Brown of the MMA's Community Renewal Branch recently released his latest book : **Ghost Towns of Canada**, a compilation of photos culminating from 5 years of research. Any questions and requests for a "Planning Supplement" reader discount should be directed to Ron at 585-6273.

James Taylor is Barrie's new Director of Planning and Development. He comes from R.E. Winter & Associates, where he was Manager of planning. **Rick Jones**, who occupied the planning director's chair in Barrie, is now in the private sector, with Classic Consultants (Barrie) Corporation.

Mark Heitshu, manager of the central office of the Ministry's Community Planning Advisory Branch, has opted for a change and is now Director of French Language Services for the Ministry of Housing. His successor at Yonge and Sheppard is **Paul Ross**, who was manager of the Niagara Escarpment implementation team.

Barbara Harrison has joined the Ministry's Plan's Administration Branch. She comes from Mississauga where she worked in the Development Control Section. **Arthur Anderson**, a recent graduate of Queen's, and **Dennis Flaming**, from Ontario Hydro, have also recently started working for Plans Admin., on contract. Departures from Plans Admin. include **Karen Wianecki**, who went to the Building Code Branch, and **Brian Bridgeman**, who has joined Goodman & Goodman.

A new office has been created at the North York School Board, called the Property Planning Office. **Ted Cymbaly**, a former senior long range planner for the City of North York, is its Executive Planner and **Gabriella Sichi** has been hired as Assistant Planner.

The City of Waterloo's municipal government has moved to the Waterloo City Centre on Regina Street. With the move, the City's planning department has undergone a change :

Tom Slomke's new hat now reads "Commissioner of Planning". **Greg Romantick** is Director of Development Planning, **Rob Deyman** is Director of Policy Planning, **Don Roth** has been made Senior Planner and **Brian Trushinski**, a planning graduate of Waterloo has joined the department as a Planner.

At the Ontario Municipal Board, **Carolyn Fenn** is the new manager of Planning and Land Compensation, succeeding Chris Stoyanovich. Carolyn was previously assistant manager of the Hearings Division of the Board.

From the region of Ottawa-Carleton, we learn that **Andrew Hope** and **Ian Cross** have joined the planning department. Andrew was with MMM in Toronto and Ian was with Vanier and before that with Ottawa's housing department.

After 9 years with the Niagara Escarpment Commission, **George McKibbin** has moved to Ecologistics Limited in Waterloo, where he will specialize in rural and small town planning.

The Township of Woolwich will be hiring a new Chief Planning Officer as **Brian Hunsberger** leaves the Township to work in the non-profit housing field. He will also be involved in extension education development studies at the University of Guelph.

Lawrence Kavanagh has left the Urban Design Division of the Scarborough Planning Department to accept a position with Miller Bobaljik Peel Architects in Toronto. He began in his new position as Senior Architect in August.

Carlton R. Stewart has joined the Planning and Development Department of the Regional Municipality of Waterloo. Formerly a Senior Planner with the City of Scarborough Planning Department, Carlton has filled a newly-created

senior planning position with the Region. Also with the Regional Municipality of Waterloo is **Ian Alexander**, a recent University of Waterloo graduate. Ian is working under contract with the Region as a Planning Technician.

Patrick Deoux begins a new position as a Senior Planner with Haigis/MacNabb/De Leuw Ltd./DeLCan in Ottawa. Most recently Patrick worked as a consultant in the Montreal area.

After about eight years with Municipal Affairs' Community Planning Advisory Branch, North-east Region, **Dan Hammond** has left Sudbury to join the London office of the same Branch. **Ruth Melady** went to the Central Region in Willowdale from the Parkway Belt Group in Plans Admin.

Ross Arthur resigned from his position with Grey County to take an early retirement and devote more time to apple farming. **David Slade** replaces Ross as the Director of Planning for the County. David was previously one of the Deputy Directors of Planning, and has been with the County for eleven years. **Doug Parrish**, the other Deputy Director, has moved to Henderson, Paddon & Associates in Owen Sound. **Jan MacDonald** has moved from an intermediate to a senior planning position, and **Ron Glen** from Amabel Township in Bruce County was hired as a Junior Planner. **John Tennant** is joining the Grey Count staff as a Senior Planner, and will take on the former duties of David Slade. John previously worked for the County of Renfrew. Ron's successor at Amabel is **Ray Kelso**, who was with Conlin Engineering & Planning.

Two new planning staff joined M.M. Dillon of Willowdale during the summer. The new Junior Planner is **Melissa Murphy** who previously worked with a consulting firm in St. Catharines, and the City of Toronto's zoning department. **Laurie Gordon**, formerly a Development Assistant with Mansonic Industries of Toronto is now an Intermediate Planner with Dillon.

Murray Evans, formerly a Senior Planner with Georgina Township has joined the Scarborough Planning staff, as has **David Beasley**, previously with Marshall Macklin Monaghan Consulting Engineers of Toronto. Further, **Ann Rex** has left the City of Peterborough and **Kerri Voumvakis** (Danton) will leave the Ministry of Municipal Affairs to join the Scarborough Planning Department. All of these newcomers are Senior Planners. They replace **John Lohmus** who has gone to IBI and **Glen Scheels** who is now with Walker Wright Young Associates.

Since the spring **Bill Haley** has joined the staff of Totten Sims Hubicki in Scarborough as an Intermediate Planner. Bill was previously a Junior Planner with Grey County, and before that worked in the Plans Administration Branch of the Ministry of Municipal Affairs.

Etobicoke's Director of Policy and Research, **Connie Nichols**, has resigned to devote herself full-time to the acquisition of an M.B.A. Principal Planner **Susan Keir** has been promoted to the Director's position.

The next issue of the Planning Supplement to Background is scheduled to appear in mid-January. If you have information for our "People" column, please call Pierre Beeckmans at (416) 585-6257 or drop him a line at

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